



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** April 21, 2022

**Project:** Barnett's Crossing, Phase 3 (Preliminary Plat 2022-002)

**Applicant:** Safe Harbor Development

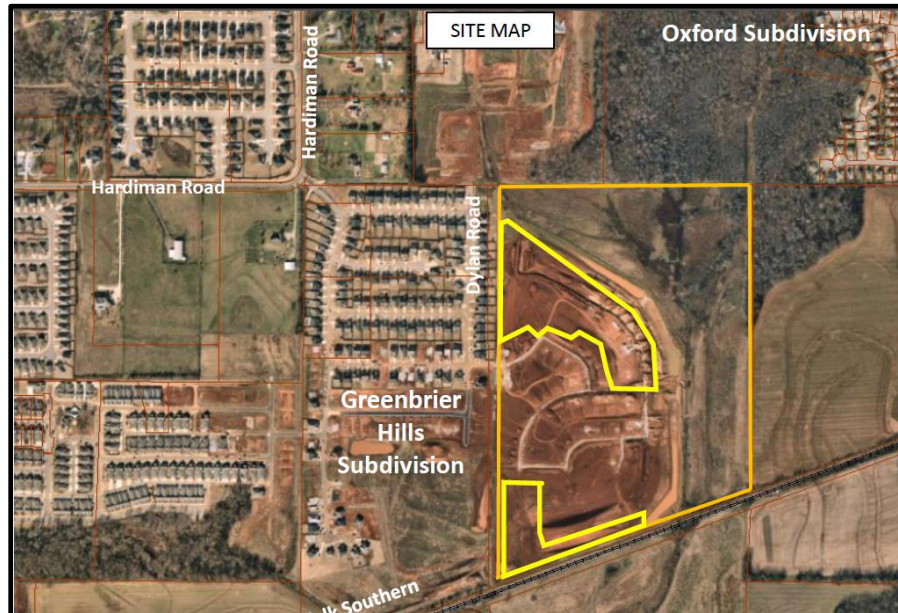
**Property Owner:** Barnett's Crossing, LLC

**Location:** Southeast of Hardiman Road, East of Greenbrier Hills Subdivision

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### Request Summary

This is a request for a Preliminary Plat for 60 lots on 21.46 acres in the Barnett's Crossing Subdivision.



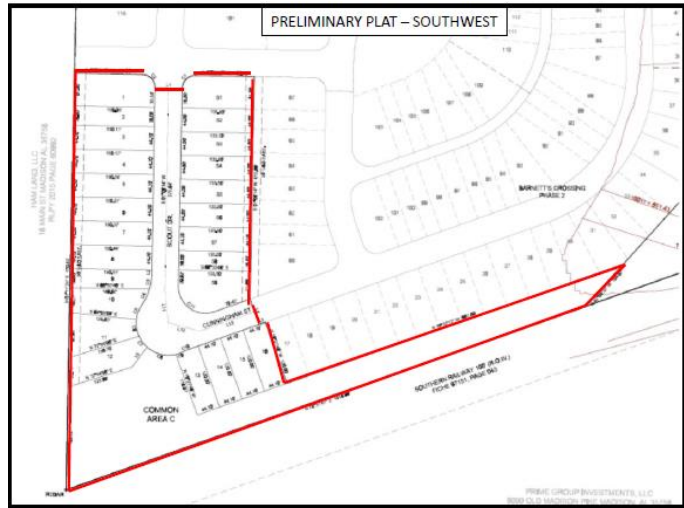
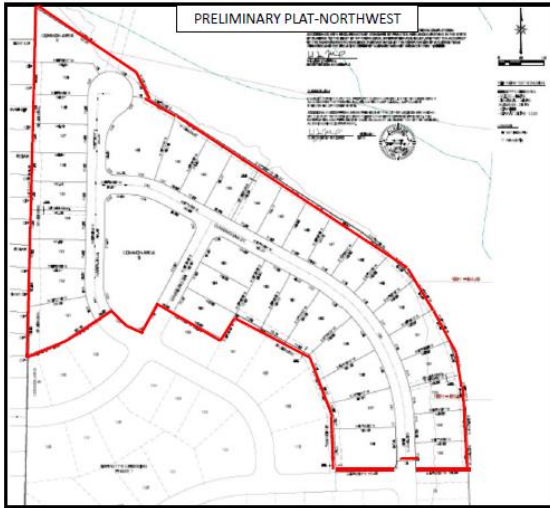
### Recommendation

Motion to:

"Approve the Preliminary Plat for Barnett's Crossing, Phase 3 (PP2022-002) with contingencies."

## **Project Request**

This is a request for a preliminary plat for the third phase of Barnett's Crossing. The northwest portion includes 35 lots for single-family detached units. The southwest corner includes 25 lots for age-restricted attached units. The developer proposes 2,722 linear feet of new streets that will complete the subdivision's internal street system. Phase 3 includes three common areas.



## **General Information**

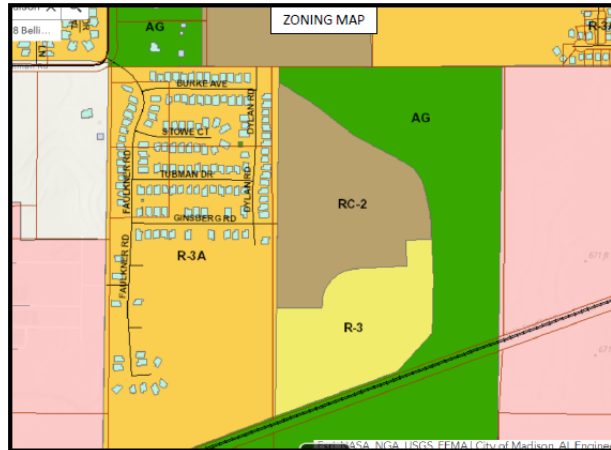
### **Background:**

The Planning Commission approved the Preliminary Plat for Barnett's Crossing, Phase 2 on October 21, 2021.

This project is subject to a Development Agreement approved in 2020. The project has complied with its requirements to date. The one outstanding obligation is construction of the multi-use path. This must be completed prior to issuance of the 100<sup>th</sup> certificate of occupancy in the project. To date, no final plats have been requested, and the City has not issued any building permits for homes in this project.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	MRC (Mixed Residential Conservation) PNA (Parks and Recreation)	RC-2 (Residential Cluster District No. 2) R3 (High Density Residential)	Single-family subdivision
North of Subject Property	MRC & PNA	RC-2 & R3A (Single-Family Detached Residential)	Single-family Subdivisions
East of Subject Property	n/a	City of Huntsville	Undeveloped
South of Subject Property	I (Industry)	AG (Agriculture)	Farmland
West of Subject Property	SSF (Suburban Single Family)	R3A	Single-family subdivision



### Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
The subject property has been designated with the place type MRC (Mixed Residential Conservation) and PNA (Parks and Natural Area). This designation was established with an amendment to the West Side Master Plan Vision Map on September 17, 2021.
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

### Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

### Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

### Analysis

This represents the last phase of development for Barnett's Crossing Subdivision. It's compliant with the Layout and Development Agreement. Staff recommends approval.

### Attachments

1. Recommended Technical Review Committee Contingencies for Barnett's Crossing, Phase 3/Preliminary Plat
2. Preliminary Plat dated and received April 13, 2021  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies  
Barnett's Crossing, Phase 3 Preliminary Plat

**Planning Department**

1. Show boundary line for greenway easement along south property line.

**Engineering Department**

1. A copy of the ADEM permit is required before the Preliminary Plat will be signed.